



Entered on Docket
August 28, 2009

A handwritten signature in cursive script, reading "Bruce A. Markell".

Hon. Bruce A. Markell
United States Bankruptcy Judge

THE LAW OFFICES OF RANDOLPH H. GOLDBERG
RANDOLPH H. GOLDBERG, ESQ.
4000 S. Eastern, Suite 200
Las Vegas, NV 89119
(702) 735-1500
Nevada State Bar No. 5970
Attorney for Debtor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA
* * * * *

In re:

WORKNESH GEDAMU

Debtors.

) BANKRUPTCY NUMBER:
) BK-S-09-19613-BAM
) Chapter 13
) RICK YARNALL

) Date: 08/06/2009
) Time: 3:30 PM

ORDER AVOIDING SECOND TRUST DEED

The Motion of Debtors, WORKNESH GEDAMU, to Value Collateral,
"Strip Off" and Modify Rights of COUNTRYWIDE (CLAIM N/A) Pursuant
to 11 U.S.C. 506(a) and 1322, as against Debtors' residential real property, coming on
regularly for hearing on AUGUST 6, 2009, at 3:30 p.m., with RANDOLPH H.
GOLDBERG LAW FIRM, appearing for debtors, and, pursuant to notice duly given, no
opposition being filed by creditors, or by the Chapter 13 Trustee, and the Court having

1 heard the representation of counsel, and being otherwise informed, it is hereby
2 **ORDERED, ADJUDGED AND DECREED** that the security interest of
3 **COUNTRYWIDE** in the real property commonly known
4 as 5998 DARKFEATHER WAY, LAS VEGAS, NEVADA, 89139, and
5 legally described as follows:
6

7 BELCREST AT PINNACLE PEAKS-UNIT 3, PLAT BOOK 109 PAGE 48,
8 LOT 209 BLOCK 3, is hereby avoided, set aside and that the claim of the aforesaid
9 creditor in these bankruptcy proceedings shall be treated as unsecured.
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11 **IT IS FURTHER ORDERED** that the certain Deed of Trust recorded in the Office
12 of the Clark County Recorder on APRIL 8, 2004, as Document Number
13 20040408:00294 (SEE EXHIBIT A) is hereby removed and expunged from the County
14 records and shall no longer constitute a lien or encumbrance upon the aforesaid real
15 property.
16

17 **IT IS SO ORDERED.**
18

19 DATED this 6TH day of AUGUST, 2009
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27 THE LAW OFFICES OF
28

1 RANDOLPH H. GOLDBERG

2
3 By /S/ RANDOLPH GOLDBERG ESQ.
4 RANDOLPH H. GOLDBERG, ESQ.
5 4000 S. Eastern
6 Suite 200
7 Las Vegas, Nevada 89119
8 Attorney for Debtor

9 APPROVED AS TO FORM AND CONTENT

10 CHAPTER 13 TRUSTEE

11 RICK YARNALL, TRUSTEE
12 701 E BRIDGER Avenue, #820
13 Las Vegas, NV 89101

EXHIBIT A

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1 **ALTERNATIVE METHOD re: RULE 9021:**

2 In accordance with Local Rule 9021, the undersigned
3 certifies:

4
5 The court waived the requirements of LR 9021.

6 X I have delivered a copy of this proposed order to all
7 attorneys and unrepresented parties who
8 appeared at the hearing regarding this matter
9 and/or who filed a written Objection and each
10 has:

11 approved the form of this order:
12 X waived the right to review the order
13 and/or failed to file and serve papers
14 in accordance with LR 9021®.

15 I have delivered a copy of this proposed order to all
16 Attorneys and unrepresented parties who appeared at the
17 hearing regarding this matter and/or who filed a written
18 objection and all have either approved the form of this
19 order, waived the right to view the order, failed to file
20 and serve papers in accordance with LR 9021® and the
21 following have disapproved the form of the order:

22 No opposition was filed to the motion and no
23 other party or counsel appeared at the hearing.

24 I declare under penalty of perjury under the laws
25 of The State of Nevada the foregoing is true and correct.

26 /s/Maile C. Hansen/s/
27 An Employee of
28 THE LAW OFFICE OF
RANDOLPH H. GOLDBERG

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